



May 21, 2021

Scott Gustin
Burlington Planning and Zoning
645 Pine Street
Burlington, VT 05401

Scott,

Thank you for your patience for the process, as we have been working through questions from the Board and the public received in our initial Final Plat hearing. The lions share of this workload has surrounded the geotechnical review of the slope and soil makeup of the sight and related environmental analysis. This included several soil borings and the related geotechnical analysis. Additionally, we revised the elevation on the rear of the building per Board input to give a more functional and aesthetically pleasing feel. Attached, you will find the Slope Stability Memo, Phase 1 Site Assessment Summary, and revised building elevations.

Regarding slope stability, you will note in the memo that the proposed construction does not impact the existing slope along Riverside Avenue.

As you know, the condition of the existing slope along Riverside Ave is currently in disrepair and modeling of this slope creates a Factor of Safety below what is ideal for new construction (i.e., 1.5). Although this condition exists, the FoS is 1.4 which is greater than 1.3 (static value for slopes that do not support a structure at the crest of slope) and the proposed project is well beyond the required distance as required by the IBC 2015 (Vermont's current building code).

Once a repair is made across the street, the FoS will only get better and just as important we have shown that the proposed construction does not impact the existing conditions.

In response to DRB comments regarding the rear of the building, the design has been updated in the following ways:

1. Grey siding has been replaced with various colors
2. Windows in 1-bedroom living areas have been changed to large, paired casements, creating a similar effect to French doors. These windows have been in vertical bays with accent-colored panels in spandrel areas.

Overall, this additional information is intended to satisfy questions raised at the previous meeting and has been invaluable in assisting us with project planning. We remain steadfast in our commitment to this project and feel more confident than ever that the site is well suited for the proposed building.

We look forward to presenting this additional information to the Board. Please do not hesitate to reach out with questions or concerns at any time.

Best Regards,



Benjamin Avery
BlackRock Construction
(802) 316-0004
ben@blackrockus.com